Department of Environmental Conservation

February 12, 2016

FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email.* See "For More Information" to Learn How.

Site Name: The Lofts on Main
DEC Site #: C360152
Address: 922 Main St and 921 Diven St, Peekskill

Have questions? See "Who to Contact" Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to The Lofts on Main ("site") 922 Main St and 921 Diven St. in Peekskill, Westchester County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed and funded by Parkview Development and Construction, LLC (applicant) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:
http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C360152

How to Comment
NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **February 12, 2016** through **March 31, 2016**. The draft Remedial Work Plan (RWP) containing the proposed site remedy is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

The proposed remedy consists of:

- About 7,500 cubic yards of soil, or nearly all the soil on site will be removed and clean backfill used to establish the design grades for the proposed development
- An environmental easement and site management plan will be put in place to restrict the future use of the site to restricted residential use and to ensure that any remaining contaminated soils are kept covered and handled appropriately in the future.

Summary of the Investigation
The remedial investigation found various contaminants in the soil and groundwater at the site. The primary contaminants are arsenic, lead, and chlordane. These contaminants are found throughout the site and are likely due to the site's historic use as a manufacturing facility and the area's industrialized history.

Next Steps
NYSDEC will consider public comments received on the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background
Location:
The proposed "The Lofts on Main" property (hereafter referred to as the project site) consists of two tax lots located at 922 Main Street and 921 Diven St, City of Peekskill, Dutchess County, New York (identified as City of Peekskill tax lot parcels: Section 33.29, Block 2, Lots 4 & 5, respectively). The subject property is a rectangular-shaped, vacant 0.57-acre parcel, which has 120 feet of frontage on the northern side of Main Street and 117.3 feet of frontage on the southern side of Diven Street.

Site Features:
The property is currently a vacant lot with overgrown vegetation. Concrete pads and rebar grids from an aborted earlier attempt at site development are located along the southern-central portions of the property. Geothermal wells are located on the southeastern portion of the property. The eastern and western property lines are bounded by institutional and residential properties while the northern and southern property borders are defined by Diven Street and Main Street, respectively.

Current Zoning and Land Use:
Current Zoning: C-2, Central Commercial. Current Land Use: The project site consists of vacant land that was previously utilized for light industrial and commercial purposes.

Past Use of the Site:
The site has been used for residential, commercial, and possibly manufacturing purposes since at least 1887. Information obtained during the review of Sanborn maps indicate that the site contained a furniture and upholstery store from sometime prior to 1895 until circa 1942 when a furniture warehouse replaced the upholstery shop. A review of city directories indicate that occupants of the subject property have included a furniture company in 1971, a shade company between 1971 and 1976, and the Paraco Fuel Corporation between 1971 and 1992. Some of the above-referenced activities have the potential to have handled/used solvents, paints, petroleum products, and other chemicals.

Site Geology and Hydrogeology:
Subsurface soils encountered at the southern portions of the Site generally consisted of brown to dark brown, variable texture sand with cobbles and boulders. Subsurface soils encountered at the northern

portions of the Site generally consisted of light brown to brown, fine sand with gravel, cobbles, and boulders. Bedrock was encountered at depths ranging from 5 to 12 feet below grade

Groundwater was not encountered in the soils of the property. Groundwater was found in the bedrock at depths ranging from 11 to 16 feet below the ground surface and is flowing to the south/southwest.

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses.

A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit: http://www.dec.ny.gov/chemical/8450.html

FOR MORE INFORMATION

Where to Find Information
Project documents are available at the following location(s) to help the public stay informed.

Peekskill Public Library
4 Nelson Ave.
Peekskill, NY 10566
914-737-1212

Who to Contact
Comments and questions are always welcome and should be directed as follows:

Project Related Questions
Douglas MacNeal, P.E.
New York State Department of Environmental Conservation
625 Broadway, 11th Floor
Albany, NY 12233-7014
518-402-9662
douglas.macneal@dec.ny.gov
{Call for an appointment}

Site-Related Health Questions
Harolyn Hood
New York State Department of Health
Empire State Plaza
Corning Tower, Rm 1787
Albany, NY 12237
518-402-7860
beei@health.ny.gov

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox.

NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: http://www.dec.ny.gov/chemical/61092.html. It's quick, it's free, and it will help keep you *better informed*.

As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

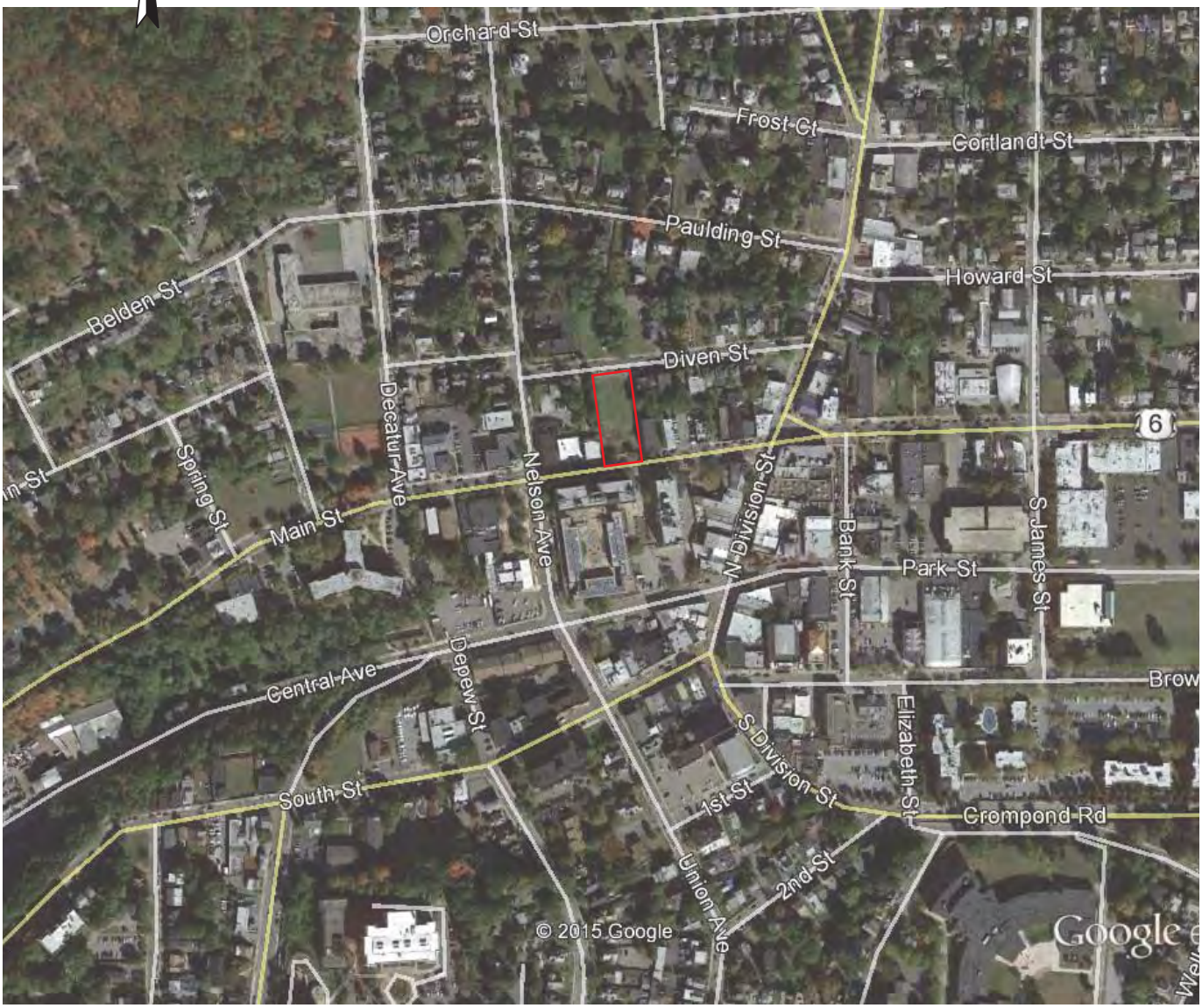

Figure 1: Site Location Map

The Lofts on Main
NYSDEC BCP Site: C360152
922 Main Street and 921 Diven Street
City of Peekskill
Westchester County, New York

Legend: subject property border

0 250 500
SCALE IN FEET
(APPROXIMATELY)

ESI File: KP14175.50

January 2016

Appendix A